

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
8/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$182,905.36
1110-000 - A/R Delinq Maint Fees	\$21,855.94
1112-000 - A/R Delinq Maint Fees: Late Fees	\$990.00
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$30.00
1190-000 - Allowance for Bad Debts	(\$16,766.76)
1410-000 - Prepaid Insurance-General	\$15,521.04

Operating Total

\$204,535.58

Other

1805-000 - Land	\$162,000.00
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Other Total

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$160,905.89
1090-001 - Alliance Bank - ICS 2158	\$405,063.47

Reserve Total

\$565,969.36

Assets Total

\$932,504.94

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$24,421.15
2460-000 - Unearned Revenue-Cable Rebate	\$33,247.40

Other Total

\$57,790.86

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$5,805.32
3021-000 - Reserve Fund-Street Paving	\$31,066.85
3021-001 - Reserve Fund-MLB Paving	\$116,913.13
3022-000 - Reserve Fund-Walks	\$45,884.79
3023-000 - Reserve Fund-Roofs/Wood	\$27,024.94
3025-001 - Reserve Fund-Pool Resurfacing	\$1,833.40
3027-000 - Reserve Fund-Seawall/Banks	\$15,495.49
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$6,324.86
3039-000 - Reserve Fund-Rec Area Maint	\$55,624.38
3040-000 - Reserve Fund-Sewer System	\$121,529.16
3041-000 - Reserve Fund-Water System	\$89,963.33
3046-000 - Reserve Fund-Sprinklers	\$11,162.45
3052-000 - Reserve Fund-Storm Drain	\$26,827.76
3080-000 - Reserve Fund-Interest	\$5,611.36

Reserve Total

\$565,969.36

Retained Earnings

\$300,393.07

Net Income

\$8,351.65

Liabilities & Equity Total

\$932,504.94

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,473.23	\$1,291,169.84
6070-000 - Interest Income-Operating	\$4.44	\$34.82
6071-000 - Interest Income-Reserve	\$158.46	\$1,258.34
6076-000 - Interest Income-Owner	\$0.00	\$279.92
6082-000 - Late Fee Income	\$150.00	\$1,170.00
6083-000 - Other Income-General	\$1,180.00	\$8,570.00
6083-098 - Other Income-Legal	\$0.00	\$1,749.86
<u>Total Revenues</u>	\$162,966.13	\$1,304,232.78
<i>Total Income</i>	\$162,966.13	\$1,304,232.78
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$15,656.00
7210-000 - Legal & Professional	\$375.96	\$11,264.41
7212-001 - Professional-Audit Fees	\$3,620.00	\$6,120.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$922.14	\$4,625.69
7810-000 - Uncollectible Assessments	\$833.33	\$6,666.64
<u>Total Administrative</u>	\$7,708.43	\$44,393.99
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$81,402.08
8021-000 - Salaries / Payroll Expense	\$479.12	\$5,287.25
8110-002 - Building Repairs Homeowner	\$849.47	\$7,322.68
8110-010 - Clubhouse Janitorial	\$1,302.68	\$7,735.20
8110-038 - R&M-Rec Area	\$2,185.15	\$13,990.01
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$85,296.80
8710-002 - Utilities-Electric-Hs	\$2,344.13	\$18,704.96
8710-004 - Utilities-Electric-Pool	\$359.10	\$7,178.09
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$248,557.44
8710-010 - Utilities-Reclaimed Water	\$2,758.82	\$21,762.18
8710-012 - Utilities-Cable TV	\$18,855.08	\$150,840.64
8710-021 - Utilities-All Other	\$65.93	\$484.91
<u>Total Services & Utilities</u>	\$79,788.62	\$648,562.24
<i>Total Expense</i>	\$87,497.05	\$692,956.23
Operating Net Income	\$75,469.08	\$611,276.55
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$15,166.67	\$121,333.36
9621-000 - Reserve-Street Paving	\$833.33	\$6,666.64
9621-001 - Reserve-MLB Paving	\$833.33	\$6,666.64
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$376,666.64
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$333.36
9627-000 - Reserve-Seawall/Banks	\$83.33	\$666.64
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$8,666.64
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$26,666.64
9640-000 - Reserve-Sewer System	\$1,000.00	\$8,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$8,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$33,333.36
9652-000 - Reserve-Storm Drain System	\$583.33	\$4,666.64
9900-000 - Reserve Interest	\$158.46	\$1,258.34
<u>Total Reserve Expense</u>	\$75,366.78	\$602,924.90
<i>Total Reserve Expense</i>	\$75,366.78	\$602,924.90
 Reserve Net Income	 (\$75,366.78)	 (\$602,924.90)
 Net Income	 \$102.30	 \$8,351.65

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$161,473.23	\$161,426.73	\$46.50	0.03%	\$1,291,169.84	\$1,291,413.84	(\$244.00)	(0.02%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.44	\$0.00	\$4.44	100.00%	\$34.82	\$0.00	\$34.82	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$158.46	\$0.00	\$158.46	100.00%	\$1,258.34	\$0.00	\$1,258.34	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$279.92	\$0.00	\$279.92	100.00%	\$0.00
6082-000 - Late Fee Income	\$150.00	\$0.00	\$150.00	100.00%	\$1,170.00	\$0.00	\$1,170.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,180.00	\$0.00	\$1,180.00	100.00%	\$8,570.00	\$0.00	\$8,570.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$1,749.86	\$0.00	\$1,749.86	100.00%	\$0.00
<u>Total Revenues</u>	\$162,966.13	\$161,426.73	\$1,539.40	0.95%	\$1,304,232.78	\$1,291,413.84	\$12,818.94	0.99%	\$1,937,120.75
Total Income	\$162,966.13	\$161,426.73	\$1,539.40	0.95%	\$1,304,232.78	\$1,291,413.84	\$12,818.94	0.99%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$15,656.00	\$24,200.00	\$8,544.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$66.72	\$66.72	100.00%	\$100.00
7210-000 - Legal & Professional	\$375.96	\$666.67	\$290.71	43.61%	\$11,264.41	\$5,333.36	(\$5,931.05)	(111.21%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$3,620.00	\$550.00	(\$3,070.00)	(558.18%)	\$6,120.00	\$4,400.00	(\$1,720.00)	(39.09%)	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$66.64	\$5.39	8.09%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$1,100.00	\$1,100.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$922.14	\$541.67	(\$380.47)	(70.24%)	\$4,625.69	\$4,333.36	(\$292.33)	(6.75%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$7,708.43	\$5,833.34	(\$1,875.09)	(32.14%)	\$44,393.99	\$46,666.72	\$2,272.73	4.87%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$81,402.08	\$81,402.08	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$479.12	\$1,000.00	\$520.88	52.09%	\$5,287.25	\$8,000.00	\$2,712.75	33.91%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$849.47	\$416.67	(\$432.80)	(103.87%)	\$7,322.68	\$3,333.36	(\$3,989.32)	(119.68%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,302.68	\$1,500.00	\$197.32	13.15%	\$7,735.20	\$12,000.00	\$4,264.80	35.54%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,185.15	\$1,666.67	(\$518.48)	(31.11%)	\$13,990.01	\$13,333.36	(\$656.65)	(4.92%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,333.36	\$1,333.36	100.00%	\$2,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$85,296.80	\$84,666.64	(\$630.16)	(0.74%)	\$127,000.00
8710-002 - Utilities-Electric-Hs	\$2,344.13	\$2,434.69	\$90.56	3.72%	\$18,704.96	\$19,477.52	\$772.56	3.97%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$359.10	\$1,039.33	\$680.23	65.45%	\$7,178.09	\$8,314.64	\$1,136.55	13.67%	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$30,000.00	(\$964.28)	(3.21%)	\$248,557.44	\$240,000.00	(\$8,557.44)	(3.57%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$2,758.82	\$2,500.00	(\$258.82)	(10.35%)	\$21,762.18	\$20,000.00	(\$1,762.18)	(8.81%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$150,840.64	\$150,852.96	\$12.32	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$65.93	\$45.83	(\$20.10)	(43.86%)	\$484.91	\$366.64	(\$118.27)	(32.26%)	\$550.00
Total Services & Utilities	\$79,788.62	\$80,385.07	\$596.45	0.74%	\$648,562.24	\$643,080.56	(\$5,481.68)	(0.85%)	\$964,620.75
Total Expense	\$87,497.05	\$86,218.41	(\$1,278.64)	(1.48%)	\$692,956.23	\$689,747.28	(\$3,208.95)	(0.47%)	\$1,034,620.75
Operating Net Income	\$75,469.08	\$75,208.32	\$260.76	.35%	\$611,276.55	\$601,666.56	\$9,609.99	1.60%	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$121,333.36	\$121,333.36	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$376,666.64	\$376,666.64	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$333.36	\$333.36	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$8,666.64	\$8,666.64	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$26,666.64	\$26,666.64	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$8,000.00	\$8,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$8,000.00	\$8,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$33,333.36	\$33,333.36	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$4,666.64	\$4,666.64	\$0.00	0.00%	\$7,000.00
9900-000 - Reserve Interest	\$158.46	\$0.00	(\$158.46)	(100.00%)	\$1,258.34	\$0.00	(\$1,258.34)	(100.00%)	\$0.00
Total Reserve Expense	\$75,366.78	\$75,208.32	(\$158.46)	(0.21%)	\$602,924.90	\$601,666.56	(\$1,258.34)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,366.78	\$75,208.32	(\$158.46)	(0.21%)	\$602,924.90	\$601,666.56	(\$1,258.34)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,366.78)	(\$75,208.32)	(\$158.46)	.21%	(\$602,924.90)	(\$601,666.56)	(\$1,258.34)	.21%	(\$902,500.00)

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Net Income	\$102.30	\$0.00	\$102.30	100.00%	\$8,351.65	\$0.00	\$8,351.65	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
8/1/2026 - 8/31/2026

Account	8/1/2026 - 8/31/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$48,836.44	\$0.00	\$0.00	\$48,836.44
3020-000 Reserve Fund-Home/Roof Paint	\$15,166.67	\$10,000.00	\$48,476.96	\$121,333.36	\$164,005.00	\$5,805.32
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$6,666.64	\$0.00	\$31,066.85
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$6,666.64	\$0.00	\$116,913.13
3022-000 Reserve Fund-Walks	\$0.00	\$250.00	\$47,460.84	\$0.00	\$1,576.05	\$45,884.79
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$25,675.38	\$44,399.30	\$376,666.64	\$394,041.00	\$27,024.94
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$333.36	\$0.00	\$1,833.40
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$666.64	\$0.00	\$15,495.49
3028-000 Reserve Fund-Def Maint	\$0.00	\$0.00	\$5,370.99	\$0.00	\$468.85	\$4,902.14
3031-000 Reserve Fund-Home Maint	\$1,083.33	\$839.84	\$886.02	\$8,666.64	\$3,227.80	\$6,324.86
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$7,970.00	\$43,579.22	\$26,666.64	\$14,621.48	\$55,624.38
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$8,000.00	\$0.00	\$121,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$445.04	\$86,746.98	\$8,000.00	\$4,783.65	\$89,963.33
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$5,798.55	\$19,088.07	\$33,381.78	\$41,307.40	\$11,162.45
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$4,666.64	\$8,792.14	\$26,827.76
3080-000 Reserve Fund-Interest	\$158.46	\$0.00	\$4,353.02	\$1,258.34	\$0.00	\$5,611.36
4110-000 Operating Fund-Current YTD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$75,366.78	\$50,978.81	\$644,655.85	\$602,973.32	\$632,823.37	\$614,805.80